WARRANTY DEED

Karen Johnson Davidson County
Batch# 469161 DEEDWARR
09/03/2020 10:53:24 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20200903-0100433

G-VRES-20-801-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Koffler	**Same As New Owner**	
(NAME) **801 Hillview Heights, #211**	(NAME)	**105-14-I-24.00CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STUDIO 1, GP AKA STUDIO I, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY KOFFLER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 24, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Studio 1, GP AKA Studio I, GP, by Quitclaim Deed from Hillview Heights, GP, recorded December 27, 2019 in Instrument No. 20191227-0133955, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Hillview Heights, GP, by Warranty Deed from William Winfree and Terra Winfree, husband and wife, recorded December 28, 2015 in Instrument No. 20151228-0130021, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Covenants, Conditions and Restrictions as set forth in Declaration recorded in Instrument No. 20140715-0062248, Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument No. 20140715-0062247.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4166, Page 14.
- Terms and provisions of Lease from Edwin B. Raskin Company to Web Service Company, Inc. recorded in Book 9188, Page 666, in said Register's Office
- Terms and provisions of Lease from Studio, LLC d/b/a Studio Apartments, to Web Service Company recorded in Book 10983, Page 783, in said Register's Office.
- Terms and provisions of Lease referenced to in that Memorandum of Lease from Studio, LLC to Web Service Company, Inc. recorded as Instrument No. 20030812-0114736, in said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Hillview Heights #201, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2020.

Studio I, GP

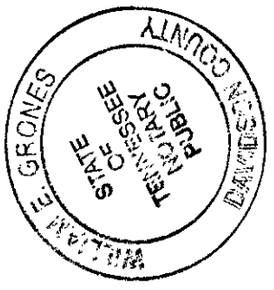
BY: _____
Marshall Burridge
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARSHALL BURRIDGE, signing for STUDIO I, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of STUDIO I, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of August, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212